

**MANSFIELD DOWNTOWN PARTNERSHIP  
PLANNING AND DESIGN COMMITTEE  
Mansfield Town Hall  
Conference Room B**

**Tuesday, April 21, 2015**

**MINUTES**

Members: Chair Steve Bacon, Paul Aho, Karla Fox, Peter Millman, and Karin Randolph

Staff: Cynthia van Zelm

Guests: Dale Cutler, architect for Educational Playcare; Keith D'Angelo, construction manager for Educational Playcare

**1. Call to Order**

Steve Bacon called the meeting to order at 5:05 pm.

**2. Public Comment**

There was no public comment.

**3. Approval of Minutes from March 17, 2015**

There was no quorum to approve the minutes.

**4. Review of Preliminary Educational Playcare Sustainability Guidelines Checklist**

Mr. Bacon noted that Dale Cutler and Keith D'Angelo were in front of the Committee to review an updated Sustainability Guidelines checklist for Educational Playcare from November 2014. A final checklist will be submitted after construction is complete.

Mr. Cutler referred to his March 6, 2015 letter that the Committee received in its packet. It outlines Educational Playcare's approach to the project. He said that he and the owners were balancing the economics of the project with the required Sustainability Guidelines checklist. Mr. Cutler said much of the site work around the building such as sidewalks, and lights were not under its control.

Mr. Cutler referred to a second letter to him from Bemis Associates, LLC which details more of the way the building is being built to be efficient.

Mr. Cutler said the windows are being manufactured in South Windsor and the brick is coming from East Windsor.

Mr. Bacon referred to Mr. Cutler's March 6 letter and asked if the insulation exceeds the Sustainability Guidelines. Mr. Cutler replied in the affirmative. He said the windows are triple

glazed. They are 30 to 40 percent more energy efficient than what is required in the Guidelines.

Mr. D'Angelo said the siding is HardiPlank siding (no paint) and masonry.

Mr. D'Angelo said they will have someone do their special inspections.

Mr. Cutler and Mr. D'Angelo worked through the draft Sustainability Guidelines checklist.

Mr. D'Angelo said the proximity of the site to the wetlands is being monitored and the Town Wetlands Agent has been out to the site.

He said the landscape architects that Educational Playcare have hired visit every two weeks, minimally. They have had positive reviews.

Mr. Bacon asked for a description on the play area. Mr. Cutler said it will be astro turf and pervious synthetic material. It will be soft and "spongy." No wood chips will be used. Mr. D'Angelo said the State Health Dept. does not like trees in playground areas so they are looking to minimize the number of trees. He said that master developer LeylandAlliance did preserve a tree in the area.

Mr. Bacon asked about how the team was addressing light pollution. Mr. Cutler said their lights will be down lit. The lights on the sidewalks were done by others.

Mr. D'Angelo said the roof has a medium tone color. Mr. Cutler said the roof above the stair tower will be metal while the rest of the roof will be shingled in the front with a low slope roof in the back of the building.

Mr. Cutler said the owners did not look at geothermal or solar energy for the building.

Paul Aho asked about how snow will be addressed. Mr. Cutler said there are snow guards on the building and all exterior door entries are protected by canopies.

Mr. Bacon asked if the building will have any additional sidewalks to those already in place. Mr. Cutler said there will be some and Mr. D'Angelo said they will match the rest of Storrs Center.

**Mr. Cutler said they will be installing additional trees. Cynthia van Zelm suggested that Mr. Cutler double check the type of trees with Town Director of Planning and Development Linda Painter to make sure they are the correct trees per the Storrs Center Special Design District Design Guidelines.**

Mr. Cutler said there will be one shower but it is likely to be rarely used. He said there will be a clothes washing machine but it is only there for convenience as there will be a linen service.

Mr. D'Angelo said there will be no permanent irrigation system.

In response to a question from Mr. Bacon, Mr. D'Angelo said they will do radon testing and install radon mitigation if needed.

Mr. Bacon asked if smoke and CO detectors will be installed? Mr. Cutler said the building is fully sprinklered so they will likely not install CO detectors but will install smoke detectors.

Peter Millman asked about the security system. Mr. Cutler said they have a company that does their security. They will have an alarm system and video cameras in all rooms and hallways. The general public will have to be “buzzed in” to the building.

Mr. Cutler said the paint used will have low VOCs.

Mr. D’Angelo said they are using all “green” products for cleaning. They will probably hire a local company to do the cleaning. **Mr. Bacon asked Mr. Cutler for a list of the cleaning agents once they are determined.**

Mr. D’Angelo said there will be two or three dumpsters with significant recycling. The dumpsters have been relocated from the location in the original plans to the northeast end of the site. They will be enclosed. He said they will be using Willimantic Waste. Karin Randolph suggested a regular pick-up schedule due to diaper issues.

Mr. Cutler said the cement fiber siding is recycled material.

Mr. Millman asked if the Sustainability Guidelines were difficult to meet. Mr. Cutler said they were not exorbitantly hard to address but some of the checklist items do not lend themselves to an easy answer.

Mr. Millman asked how the Educational Playcare building in Storrs Center compares with other Educational Playcare buildings in terms of energy efficiency. Mr. Cutler said the buildings are so different that it is difficult to compare but he could look at a comparison of utility costs. Mr. D’Angelo said they have worked with a company, ESC, that reviews the energy efficiency of buildings when they are complete. **The owners of Educational Playcare would like them to come in and evaluate the Storrs Center site. Mr. Millman encouraged this and would like to hear the results.**

Karla Fox asked about parking. Mr. D’Angelo said a drop-off area only was approved for the site. Employees will need to park in the parking garage. Ms. Fox asked if drop-offs were staggered and Mr. D’Angelo replied in the affirmative.

Mr. D’Angelo said they expect to open in September/October.

Mr. D’Angelo and Mr. Cutler left the meeting.

## **5. Storrs Center Update**

Ms. van Zelm said steel is expected to be delivered tomorrow for the stage roof.

She said the Oaks are 92 percent leased for all nine buildings (open and under construction).

Ms. van Zelm said that Bliss Boutique will be opening a second store in Storrs Center (they have one in Willimantic).

The Partnership public hearing on the zoning permit application for Main Street Homes (for-sale housing) was last week. She said master developer LeylandAlliance hopes to start work on the site in May, pending zoning approval.

In response to a question from Mr. Bacon, Ms. van Zelm said that the availability of parking during the day has been somewhat of a challenge given the number of construction workers parking in the garage. She said Leyland is working with its contractor on solutions.

Ms. van Zelm said she is waiting to hear from Lou Marquet from Leyland about whether a site walk of the potential public spaces in Phase 2/Wilbur Cross Way can be done on May 19.

## **6. Adjourn**

The meeting adjourned at 6:48 pm.

*Minutes prepared by Cynthia van Zelm*